

**REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY,
TEXAS, MAY 15, 2007 AT 7:00 P.M.**

The City Council of the City of Leon Valley, Texas, met for a Regular City Council Meeting on the 15th day of May 2007 at 7:00 p.m., at the Leon Valley City Council Chambers, at 6400 El Verde Road, Leon Valley, Texas, for the purpose of the following business, to-wit:

Call to order and Pledge of Allegiance.

Mayor Riley called the meeting to order and asked that the minutes reflect that the following members of Council were present: Maloy, Dean and Rangel. Mayor Riley announced that Councilman Reyna had contacted her and had an out-of-town conflict with tonight's meeting and is properly excused.

City Manager Lambert, City Secretary Feutz, Fire Chief Irwin, City Engineer Wright, and Community Development Director Smith were also present.

Mayor Riley asked Councilmember-elect Irene Baldrige to lead the Pledge of Allegiance.

Consider approval of minutes of the City Council Meeting of May 1, 2007.

A motion was made by Councilmember Dean, seconded by Councilmember Rangel, to approve the minutes from the City Council Meeting of May 1, 2007 as presented in the amended minutes at the dais. Upon a unanimous vote, the motion carried.

Citizens to be heard and timing for objections to the Consent Agenda.

Mayor Riley asked Council if they wished for any item to be removed from the Consent Agenda for further discussion. Hearing no objections, Mayor Riley then asked if anyone in the audience wished to address the Council; seeing no one, she called for a motion on Consent Agenda items.

Consent Agenda

**Consider Ordinance appointing a member to the Community Events Committee
(Mayor Riley).**

**Consider M&C # 050-10-07 - Authorize payment to Etech, Inc. in the amount of
\$20,620.39 (Wright).**

**Consider M&C # 05-11-07 - Acceptance of a grant through the Governor's Division
of Emergency Management for FY 2007 Emergency Management Performance Grant
(EMPG) (Irwin).**

A motion was made by Councilman Rangel, seconded by Councilmember Maloy, to approve the Consent Agenda items as presented. Upon a unanimous vote, the motion carried.

Regular Agenda

**Consider M&C # 05-12-07 - Request for a sign variance by Curtis Johnson, applicant, to
grant a variance to Chapter 5, "Signs", Section 5.3.1 Part A-B, "General Provisions", and
Section 5.3.4. Part B.2, "Number and Location", to permit one (1) additional wall sign at
7098 Bandera Road, Bandera Heights Shopping Center (Smith).**

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Community Development Director Smith addressed Council stating that the request was from Curtis Johnson, President of Compact Disc Incorporated, to allow a variance to the number of signs allowed for a tenant of a shopping center. Ms. Smith defined "store front" for the Council stating that a store front has either display windows and/or a public entrance. She explained that a freestanding, individual business is allowed to have a wall sign on each store front of their building, but because Mr. Johnson's store is located in a multi-tenant shopping center, his business is only allowed one store front sign and one multi-tenant directory sign under the City's Sign Code.

She stated that the applicant has obtained permits for one of each of the allowed signs but was requesting an additional illuminated wall sign along the Bandera Road side of his building.

Ms. Smith stated that staff had no objections to the requested variance, but recommended that if Council approves the requested variance that they also consider amending the Sign Code to allow end-cap tenants to install signs on front and side store fronts with display windows.

Mr. Johnson addressed Council asking for favorable consideration of his request. He explained that the previous tenant did have signs on the side of the store facing Bandera Road and that he anticipated that his business would also be allowed to have signs in the same location. Mr. Johnson did explain that he would also be carrying games and movies in addition to music, but he stated that he would not be carrying any adult videos.

In response to Council's discussion, Ms. Smith noted that about twenty businesses would be affected by proposed changes to the Sign Code, but she explained that most of those businesses are not in conformance with the present Sign Code restrictions regarding this issue. She also stated that she counted two additional businesses that would be allowed to add the additional store-front sign if the Sign Code were changed.

The City Manager stated that staff cannot take a position that would violate the City Code, although there was nothing wrong with the applicant requesting the variance.

Following continued discussion, a motion was made by Councilmember Maloy, seconded by Councilmember Dean to approve the variance as presented with the stipulation that within ninety days, staff returns before Council with amendments to the Sign Code which would allow other similarly situated business signs to be brought into compliance with the Sign Code. Upon vote, the motion carried.

Discussion Agenda

City Manager's report (Lambert).

Financial Statement April 2007

City Manager Lambert addressed Council reporting on the monthly revenue and expenses for the General Fund, Enterprise Fund and the Community Center Fund as compared with the same time period last year and as compared with the Fiscal Year budget.

Councilmember Maloy asked for clarification on when CPS Energy is billing sales tax on their bills and Mayor Riley asked for an itemization of costs for the renovation of the Economic Development Office building as some moneys had been charged to the Community Center Fund.

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Mr. Lambert reported that he met with the principal of John Marshall High School and they are exploring the possibility of a High School Day at City Hall in the Fall. He explained that this program allow the high school students to run the City for a day and he felt it would be a worthwhile program to pursue.

Citizens to be heard.

Resident Joe Morgan addressed Council thanking Councilmember Rangel for his assistance in helping to get street repairs in his neighborhood.

Announcements by Councilmembers and Mayor.

Councilmember Maloy reported that Section 22.04 of the Local Government Code addresses excused absences for members of Council from a Council meeting and she asked that the section be given to Council at the next Council meeting to clarify what is an excused absence from a Council meeting. Councilmember Maloy also expressed her disappointment over a newscast about one of the candidates that appeared the night before Election Day stating that she felt the report was a disgrace for the City and that mudslinging by candidates was not the honorable way to do business.

Councilmember Rangel expressed his appreciation for the traffic sign improvements made on Evers Road.

Mayor Riley announced that Al Uvietta and Phillip Manea were not at the meeting as they were attending the ARMA meeting. She also announced that a Bexar County Mediator would be meeting on May 31, 2007 at 6:30 p.m. at the Conference Center with those involved in the Centex Homes rezoning request for the Seneca III Estates area. Mayor Riley reported that the City of San Antonio approved a park land donation by developer Rick Shelton. She also announced that the Environmental Protection Agency (EPA) reported that the testing of the City of Leon Valley's public water supply wells do not show any water contamination. The Mayor also announced a public meeting would be held with the EPA and citizens on July 24, 2007 at 7 p.m. to update the public on the progress of the well testing program and to hear information on the progress being made in remediation of water well contamination.

Mayor Riley announced that a sister-city delegation from Leon Valley would be traveling to Agropoli, Italy for a visit next week.

Adjourn.

A motion was made by Councilmember Maloy, seconded by Councilmember Dean to adjourn the meeting. Mayor Riley announced the meeting adjourned at 7:40 p.m. and reminded everyone to have a safe Memorial Day and that the next Council Meeting would be held on June 5, 2007.

ATTEST:

Chris Riley

Mayor

Marie Feutz

City Secretary

Approved by vote of City Council at Regular City Council Meeting of June 5, 2007